
**Z-2281
C. THOMAS WALGAMUTH
SCHULTZ-WALGAMUTH
PLANNED DEVELOPMENT, PHASE 1
FINAL DETAILED PLANS
RESOLUTION PD 06-08**

**STAFF REPORT
1 June 2006**

Z-2281

C. THOMAS WALGAMUTH

SCHULTZ-WALGAMUTH PLANNED DEVELOPMENT, PHASE 1

FINAL DETAILED PLANS

RESOLUTION PD 06-08

Staff Report
1 June 2006

BACKGROUND:

On 19 April 2006, APC, by unanimous vote, recommended approval of a reclassification from CB to PDMX for two city lots commonly known as 216 N. 4th Street, on the northwest corner of 4th and Main Streets; and a single parking lot on the east side of 4th Street mid-block between Ferry and North Streets, in downtown Lafayette, Fairfield 20 (SE) 23-4. The Lafayette Common Council rezoned the site on 1 May 2006.

In Phase 1 of the project, petitioner is redeveloping an existing four story building as a mixed use project with 22 condominium units: 1st floor commercial; 2nd through 4th floors mixed commercial and residential. The project includes an off-site parking lot. Later phases include: the option of adding a 5th floor and 6 new units for a total of 28 mixed use condos; and the option of adding a parking deck to the off-site parking lot. City utilities already serve the existing building.

Petitioner's Final Detailed Plans, consisting of construction plans and final plat have been signed by the Lafayette City Engineer. No bonding is necessary for the project at this time. All conditions for approval have been satisfied.

STAFF RECOMMENDATION:

Approval of Resolution PD 06-08

RESOLUTION PD 06-08

WHEREAS Preliminary Plans for ***Schultz-Walgamuth Planned Development, Phase 1***, are approved as part of Z-2281, with 6 conditions attached;

WHEREAS all conditions of approval have been met;

WHEREAS UZO 2-27-12-a-2 states that minor modifications approvable by the Administrative Officer “cannot include: any increase in residential ***density***; any decrease in residential ***density*** of 10% or more; any change in ***building*** dimension or location other than within the defined building envelope; any change in ***lot lines***; any change in landscaping other than substitution of species or redesign with the same materials; any alteration in the size and/or location of signage; any change in type of land ***use***; any change in the alignment or intersection of ***streets***; or any change in restrictive covenants, or horizontal property ownership and owners' association documents regarding these items”; and

WHEREAS the Area Plan Commission Staff finds these Final Detailed Plans to conform to the Approved Preliminary Planned Development as adopted and passed by the Lafayette Common Council on 1 May 2006;

NOW THEREFORE BE IT RESOLVED that the Area Plan Commission of Tippecanoe County, after Staff examination of the Final Detailed Plans submitted for ***Schultz-Walgamuth Planned Development, Phase 1***, does hereby find them to conform to the Approved Preliminary Planned Development Z-2281 as adopted and passed by the Lafayette Common Council.

GARY W. SCHROEDER, PRESIDENT

SALLIE DELL FAHEY, SECRETARY

DATE

DATE

Ref. No.:

C. Thomas Walgamuth
Address

RE: Schultz-Walgamuth Planned Development, Phase 1

Dear C. Thomas Walgamuth:

On 7 June 2006, the Area Plan Commission of Tippecanoe County adopted PD 06-08, finding Final Detailed Plans for **Schultz-Walgamuth Planned Development, Phase 1** to conform to the Approved Preliminary Planned Development Z-2281 previously approved by the Lafayette Common Council. A signed copy of that resolution is attached.

You are now eligible to record these Final Detailed Plans consisting of **construction plans and final plat. Unless you record all or any part of your Final Detailed Plans within 30 days of its approval, that approval expires.** A member of our staff will assist you in the recording process. Once this is done, we ask that you submit **3 sets** of the recorded Final Detailed Plans to the Lafayette Engineer's Office prior to seeking an improvement location permit.

As always, we wish you good luck with your project.

Respectfully,

Margy C. Deverall
Assistant Director Area Plan Commission

MCD/lu

encl: PD 06-08

cc: Joseph T. Bumbleburg, Ball Law Firm
Timothy Beyer, Vester & Associates



